

MEETING OF THE COMMITTEE ON ZONING LANDMARK & BUILDING STANDARDS

THURSDAY, FEBRUARY 28, 2019 AT 11:00 AM
COUNCIL CHAMBERS, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Numerical Order
According to Ward

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NO. A-8442 (11th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT NO. O2018-9445

Common Address 500-538 W 28th Pl
Applicant Alderman Patrick Thompson
Change Request RS3 Single Unit (Detached House) District to M1-1 Limited Manufacturing/ Business Park District

NO. A-8443 (18th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT NO. O2018-9368

Common Address 8100-8256 S Kedzie
Applicant Alderman Derrick Curtis
Change Request B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District

NO. A-8468 (28th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT NO. O2018-9317

Common Address 4500-4518 W Harrison St
Applicant Alderman Jason Ervin
Change Request M1-2 Limited Manufacturing District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8469 (37th WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT NO. O2019-374

Applicant Alderman Emma Mitts
(Section 1)
Common Address 4301 W Chicago
Change Request Planned Manufacturing District No. 9 to an Institutional Planned Development
(Section 2)
A text amendment to Section 17-6-0403 of the Municipal Code of Chicago regarding limits and restrictions applicable to eating and drinking establishments in Planned Manufacturing District 9.

NO. A-8470 (39th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT NO. O2018-9317

Common Address 4737-4739 N Pulaski Road
Applicant Alderman Margaret Laurino
Change Request C2-1 Motor Vehicle Related Commercial District to B1-1 Neighborhood Shopping District

-NO. 19925 (1st WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-278

Common Address: 1456 North Western Avenue, Chicago, Illinois

Applicant: 1456 N Western Ave LLC

Owner: 1456 N Western Ave LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) all residential building, at the subject property. The new proposed building will contain a total of four (4) dwelling units, as well as interior parking for two (2) vehicles. There will be outdoor parking for an additional two (2) vehicles, located at the rear of the property - for a total of four (4) onsite vehicular parking spaces. The new building will be masonry in construction and measure 48 feet-0 inches (approximately) in height.

NO. 19927 (1st WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-280

Common Address: 1100-1118 South Western Avenue

Applicant: 1100 S Western LLC

Owner: 1100 S Western LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change to permit two (2) new four-story residential buildings. Each building will contain twenty-one (21) residential units. Onsite garage parking for twenty-one (21) cars will be provided in each building. Each of the two (2) new four-story residential building will be masonry in construction and measure 48.0' in height.

NO. 19926 (2nd WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-279

Common Address: 1723 West North Avenue

Applicant: 1723 W North Ave LLC

Owner: 1723 W North Ave LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the preservation and rehabilitation on the existing two-story mixed-use building, at the subject site. The rehabilitation plan calls for the erection of a two-story (3rd Floor and 4th Floor) vertical addition, above the existing 2nd Floor. The rehabilitation plan also calls for the conversion of the existing mixed-use building to an all-residential use, to allow the establishment of four (4) dwelling units within the newly rehabilitated building. There will be interior parking for two (2) vehicles located within the 1st Floor of the building, and outdoor parking for an additional two (2) vehicles, located at the rear of the property – for a total of four (4) onsite vehicular parking spaces. The newly rehabilitation and expanded building will be masonry in construction and measure 44 feet-0 inches (approximately) in height.

NO. 19931 (2nd WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-294

Common Address: 1443 West August Boulevard, Chicago, Illinois

Applicant: AZ Home Solution LLC

Owner: AZ Home Solution LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) residential building, at the subject site. The proposed new building will contain a total of three (3) dwelling units and feature a rooftop deck, above the 4th Floor, which will be for the exclusive use of the residents of the building. There will be off-street surface parking, for three (3) vehicles, located at the rear of the lot. The proposed new building will be masonry in construction and measure 45 feet-0 inches in height (approx.).

NO. 19917-T1 (2nd WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-267

Common Address: 2501 North Southport Avenue

Applicant: Ben Trapani

Owner: Ben Trapani

Attorney: Thomas S. Moore

Change Request: C1-1 Neighborhood Commercial District to RM4.5 Residential Multi-Unit District

Purpose: The applicant seeks to restore an existing 3-story masonry building, 41.0' in height, converting it from mixed-use to all residential for the purpose of adding 4 proposed dwelling units on the ground floor, for a total of 8 dwelling units, with 7 interior parking spaces in an attached private garage accessed in part by an existing driveway on the south side of the existing building and in part by a public alley abutting the rear of the property to the west. There are no planned commercial spaces.

NO. 19939 (2nd WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-327

Common Address: 12-16 West Maple, Chicago, IL

Applicant: Twelve West Maple, LLC

Owner: Twelve West Maple, LLC

Attorney: Katie Jahnke Dale & Rich Klawiter – DLA Piper LLP (US)

Change Request: DX-7 Downtown Mixed-Use District to Residential-Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the DX-7 Downtown Mixed-Use District to a Residential-Business Planned Development to permit the construction of a 22-story building with up to 18 residential dwelling units, restaurant and commercial space. The total project FAR will be 11.5 FAR and 16 accessory parking spaces will be provided.

NO. 19937 (3rd WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-324

Common Address: 2207-2215 South Michigan Avenue, 101-133 East Cermak Road, 2206-2258 South Indiana Avenue, 118-132 East 23rd Street

Applicant: 2222 S Indiana DC LLC

Owner: McCormick Hospitality North LLC

Attorney: John J. George, Akerman LLP

Change Request: Business Planned Development No. 1153 to Business Planned Development No. 1153, as amended

Purpose: Applicant is proposing to add Non-Accessory Parking as an allowed use in Subarea A. No other changes will be made to Business Planned Development No. 1153

NO. 19936 (11th & 25th WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-323

Common Address: 1927-2019 South Des Plaines Street; 1930-38 South Jefferson Street; 2037-51 South Ruble Street; 563-71 West Cullerton Street; and 654-58 West 21st Street

Applicant: New Chan, LLC

Owner: New Chan, LLC

Attorney: Rolando Acosta

Change Request: Residential Business Planned Development No. 1123 to Residential Business Planned Development No. 1123, as amended

Purpose: The subject property contains 223,449 sq. ft. and is predominately vacant. The Applicant proposes to amend the existing Planned Development to allow for the construction of total of 233 residential dwelling units in six buildings with heights ranging from four stories to seven stories. Five of the buildings will contain the residential dwelling units and the sixth will consist of an approximately 137,000 sq. ft. retail complex. At least one parking space will be provided for the residential dwelling units and minimum of 250 off-street spaces will be provided for the retail complex.

NO. 19938 (11th & 25th WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-325

Common Address: 456-85 West Cermak Road/2124-2230 South Grove Street

Applicant: Sky River, LLC

Owner: Sky River, LLC / City of Chicago

Attorney: Michael Ezgur

Change Request: Business Planned Development 1171 & Planned Manufacturing District No. 11 to Business Planned Development 1171, as amended

Purpose: The Applicant proposes to construct a new river walk and accessory parking lot with 115 parking spaces on the vacant lot, as part of the redevelopment of the existing 280,000 square foot building and 16 automobile parking spaces into commercial and retail, hotel and office uses with a total of 131 automobile parking spaces. The height of the building will remain at 93 feet.

NO. 19929-T1 (15th WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-282

Common Address: 4404 South Wood Street, Chicago, Illinois

Applicant: Hazem Saadeh

Owner: Hazem Saadeh

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RS3 Single Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject property is presently improved with a two-story mixed-use building, containing a 'storefront' and one (1) dwelling unit – at grade level, and two (2) dwelling units in the 2nd Floor. For many years – prior hereto, the grade-level 'storefront' (unit) of the existing two-story building operated as a grocery market ('retail food establishment'). For a time, however, that retail use was abandoned, causing the licensing for the same to lapse. The building, therefore, and the uses contained therein, are now non-conforming, under the current Zoning Ordinance. The Applicant is seeking a zoning change in order to re-establish a grocery (retail) market within the existing grade-level storefront (unit) and to bring the remainder of the existing building and uses into compliance, under the current Zoning Ordinance. No physical expansion of or changes to the existing building are intended or required. The existing building is, and will remain, frame in construction and measure 23 feet-11.44 inches (approx.) in height. There is, and will remain, onsite parking for two (2) vehicles, located in a detached garage, at the rear of the property.

NO. 19914 (18th WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-264

Common Address: 3507-3525 W Columbus and 8144-8154 S St. Louis Ave.

Applicant: Michael G. Flannery

Owner: Michael G. Flannery

Attorney: John J. George / Chris A. Leach

Change Request: RM4.5 Residential Multi-Unit District to M1-1 Limited Manufacturing/Business Park District

Purpose: For a new manufacturing use.

NO. 19922 (20th WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-275

Common Address: 6541 S. Woodlawn Avenue, Chicago, IL 60637

Applicant: Edifice General Construction, LLC

Owner:

Attorney: Frederick E. Agustin, Maurides Foley Tabangay Turner & Agustin, LLC

Change Request: RS2 Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The existing residential building containing four (4) dwelling units will remain. Three (3) of the units were legal, however, the 4th unit, which was the garden unit, was not lawfully established. The reason for the zoning change is to lawfully establish the 4th unit. There will also be on-site parking for at least one (1) car located at the rear of the property.

NO. 19949-T1 (21st WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-1153

Common Address: 1354 W. 99th Street

Applicant: Celeste Parker

Owner: TRM Holdings LLC

Attorney: Dean T. Maragos

Change Request: B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: To allow the conversion from retail use on the 1st floor with 2 dwelling units on the 2nd existing parking spaces, no commercial use with an existing building height of 24.0 feet.

NO. 19932 (25th WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-298

Common Address: 556 West 18th Street

Applicant: 556 Partners, LLC

Owner: 556 Partners, LLC

Attorney: Xiemena Castro

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject property measures 2400 square feet and is vacant lot. The Applicant proposes to rezone the property to construct a four-story residential building with three dwelling units and three parking spaces. The height of the building will be 48 feet 6 inches.

NO. 19933 T-1 (25th WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-299

Common Address: 2324 West Cullerton Street

Applicant: Cloud Property Management, LLC; 2324 Series

Owner: Cloud Property Management, LLC; 2324 Series

Attorney: Rolando Acosta

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject property measures 2,996.88 square feet and is improved with a three dwelling units and a rear two-story residential building with two dwelling units. There is no parking on the property. The Applicant proposes to rezone the property to convert the main residential building from three dwelling units to four dwelling units and to convert the rear residential building from two dwelling units to three dwelling units for a total of seven dwelling units on the zoning lot. The Applicant will provide two parking spaces. The Applicant also seeks relief, through this Type 1 application and through the Transit-Oriented Provisions of the Chicago Zoning Ordinance, to eliminate the remaining required five parking spaces. There will be no change to the existing height of both buildings.

NO. 19934-T1 (25th WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-321

Common Address: 2244 West 23rd Place

Applicant: Cloud Property Management, LLC; 2244 Series

Owner: Cloud Property Management, LLC; 2244 Series

Attorney: Rolando Acosta

Change Request: RM-6 Residential Multi-Unit District to RM-6 Residential Multi-Unit District

Purpose: The subject property measures 6,215 square feet and is improved with a two-story residential building with seven dwelling units and seven parking spaces. The Applicant proposes to rezone this property to a Type 1 application to alter the previous Type 1 rezoning applicant and allow the Applicant to add one additional dwelling unit for a total of seven dwelling units. The seven existing parking spaces will remain and there will be no additional parking. The Applicant will seek a variation to eliminate the eighth required parking space. There will be no change in height.

NO. 19935-T1 (25th WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-322

Common Address: 2135 West Cermak Road

Applicant: Ashcer LLC

Owner: Ashcer LLC

Attorney: Rolando Acosta

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject property measure 6,200 square feet and is improved with a vacant one-story commercial building. The Applicant proposes to rezone this property to demolish the existing building and construct a four-story residential building with twenty dwelling units and four parking spaces. The Applicant also seeks relief, through this Type 1 application and through the Transit-Oriented Provision of the Chicago Zoning Ordinance, to eliminate the remaining required sixteen parking spaces. The height of the building will be 47'-4'.

NO. 19943 (25th WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-309

Common Address: 1111 W. Cermak Road

Applicant: HRE Fisk, LLC

Owner: Midwest Generation, LLC

Attorney: Meg George, Akerman

Change Request: Planned Manufacturing District No. 11 to a Planned Development

Purpose: The applicant intends to redevelop the property with approximately 350,000 SF of new data center/light industrial buildings with accessory parking and associated uses.

NO. 19945 (25th WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-329

Common Address: 1001-1111 West Van Buren, Chicago, Illinois

Applicant: Related 1061 Van Buren LLC

Owner: See Application for list of owners

Attorney: Rich Klawiter / Katie Jahnake Dale – DLA Piper LLP (US)

Change Request: Planned Development No. 867 and Planned Development No. 1300 to Planned Development No. 867, as amended

Purpose: The Applicant requests a rezoning of the subject property from Planned Development Nos. 867 and 1300 to a unified Planned Development 867, as amended, to add the property located at 1061 W Van Buren to Planned Development 867 as a new Subarea D. The amendment will allow for the development of a 26-story residential building containing 351 units, 69 parking spaces and ground floor commercial uses. The overall project FAR will remain 10.15.

NO. 19912 (25th WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-262

Common Address: 2346 W 25th Chicago, IL 60608

Applicant: Guillermina Carmona

Owner: Guillermina Carmona

Attorney:

Change Request: RS3 Single Unit (Detached House) District to C1-1 Neighborhood Commercial District

Purpose: To establish an Accessory Off-Site parking lot to serve a restaurant at 2501 S Western Ave; No dwelling units existing; parking lot with 13 parking space; No commercial space, No structure on Lot.

NO. 19916 (25th WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-266

Common Address: 2222 West 21st Street

Applicant: Kevin H. Young

Owner: Kevin H. Young

Attorney: Thomas S. Moore

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant wishes to renovate the entire 3-story building, 38.0' in height, returning it to 4 legal dwelling units. The existing 2-car private garage abutting the public alley at the rear of the property will remain unchanged; the subject property is approximately 1,220 feet from the Western Park Line Elevated Train station; the applicant will seek transit-served location status to comply with the parking requirement. There is no planned commercial space.

NO. 19910 (26th WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-260

Common Address: 2705-07 West Augusta Boulevard

Applicant: Demitrios Stellatos

Owner: Richard Carollo

Attorney: Gordon & Pikarski

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The existing zoning lot will be subdivided into two zoning lots. The resulting zoning lot at 2707 Augusta will maintain the existing three residential unit building with two parking spaces and 38 feet of height. The resulting zoning lot at 2705 Augusta will be improved with a three residential dwelling unit building with three parking spaces and 38 feet in height. No commercial is proposed.

NO. 19930 (26th WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-283

Common Address: 2445 West Superior Street, Chicago, Illinois

Applicant: Judith Catalano

Owner: Judith Catalano

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RS3 Single Unit (Detached House) District to B2-1 Neighborhood Mixed Use District

Purpose: The Applicant is seeking a zoning change to permit the establishment of a personal service use within the grade-level space of the existing two-story residential building located at the subject site, thereby resulting in a mixed-use building with one (1) dwelling unit above and one (1) retail/commercial unit at grade. The footprint and height of the existing building will remain without change.

NO. 19913-T1 (27th WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-263

Common Address: 1530 North Orleans Street

Applicant: Ananthan Thangavel

Owner: Ananthan Thangavel

Attorney: Richard A. Toth, Daley and Georges and Mara Georges, Daley and Georges, Ltd.

Change Request: C1-3 Neighborhood Commercial District to B2-5 Neighborhood Mixed Use District

Purpose: To allow construction of a 4-story, 9 dwelling unit residential building, with no on-site parking spaces and no commercial space, in a transit served location.

NO. 19940 (27th WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-304

Common Address: 2801-2859 West Adams; 200-210 South California;
2838-2858 West Jackson; 201-225 S. Francisco West Adams

Applicant: 2833 W. Adams, LLC, an Illinois limited liability company

Owner: The Chicago Board of Education (Owner of 2801-2859 West Adams; 200-210 South California; 2838-2858 West Jackson; 201-225 S. Francisco)

Attorney: Steve Friedland, Applegate & Throne-Thomsen

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and RM5 Residential Multi Unit District to RT4 and then to a Planned Development

Purpose: The Applicant proposes to redevelop the existing Calhoun school building into a 64 unit residential building with community space located in the old gymnasium and auditorium. 20 parking spaces will be provided on the north side of Adams Street. Building height will not exceed the existing building height.

NO. 19941(27th WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-307

Common Address: 523-547 West Oak Street, 936-952 North Cambridge Avenue,
929-957 North Larrabee Street

Applicant: Oak – Larrabee, LLC, an Illinois limited liability company

Owner: The Chicago Housing Authority

Attorney: Steve Friedland, Applegate & Throne-Thomsen

Change Request: M1-2 Limited Manufacturing District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to DR-3 and then to a Planned Development

Purpose: Applicant proposes to develop 108 dwelling units in a mix of midrise, 6 flat, 2 flat and townhome buildings. There will be a total of 90 off-street parking spaces. The tallest structure will be the midrise building at a height of 100 feet.

NO. 19946 (29th WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-331

Common Address: 7119-7141 West Wabansia Avenue / 1615-1657 North Neva Avenue

Applicant: Seritage SRC Finance LLC

Owner: Seritage SRC Finance LLC

Attorney: Rich Klawiter & Katie Jahnake Dale – DLA Piper LLP (US)

Change Request: RS-2 Residential Single-Unit (Detached House) District to RM 4.5 Residential Multi-Unit District then Residential Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the RS-2 Residential Single-Unit (Detached House) District to RM 4.5 Residential Multi-Unit District then to a Residential Planned Development, to permit the construction of a residential development containing 152 dwelling units and 179 parking spaces, together with accessory and incidental uses.

NO. 19947 (29th WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-332

Common Address: 7152-7190 West North Avenue / 1601-1657 North Harlem Avenue
7153-7191 West Wabansia Avenue / 1600-1636 North Neva Avenue

Applicant: Seritage SRC Finance LLC

Owner: Seritage SRC Finance LLC

Attorney: Rich Klawiter & Katie Jahnake Dale – DLA Piper LLP (US)

Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District then Residential-Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the B1-2 Neighborhood Shopping District to the B3-2 Community Shopping District then to a Residential-Business Planned Development, to permit the renovation and construction of a 5-story building with 161 residential units, ground floor retail and 462 parking spaces, together with accessory and incidental uses.

NO. 19911 (29th WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-261

Common Address: 5936 W Chicago Ave, Chicago, IL 60651

Applicant: Letrusia May

Owner: Letrusia May

Attorney:

Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District

Purpose: Use of property after rezoning will be for private events. For the community to offer space for private meetings and small gatherings. Property has 1 residential unit and 1 commercial unit, 3 parking spaces, height 23.5. Commercial square footage is approximate. 1000 sq. ft.

NO. 19920 (30th WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-271

Common Address: 2922-24 N. Central Park Avenue/ 3609 W. Oakdale Avenue

Applicant: 2922-24 N Central Park, LLC

Owner: Zdzislaw & Stanislaw Sitarz

Attorney: Thomas R Raines, Attorney At Law, LLC

Change Request: B3-2 Community Shopping District to C1-3 Neighborhood Commercial District

Purpose: Proposed use of the property will be a 1st floor tavern, approx. 3,162 sf., total with new addition and an expansion of the tavern to an outdoor patio at ground level, approx. 1,821 sf., with no changes to the existing 4 dwelling units on the second & third floors. Four (4) on-site parking spaces will be provided at rear off of alley.

NO. 19921-T1 (32nd WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-274

Common Address: 1740-42 N. Milwaukee Avenue

Applicant: Gino Battaglia

Owner: Gino Battaglia

Attorney: Dean T. Maragos

Change Request: M1-2 Limited Manufacturing District to C1-3 Neighborhood Commercial District

Purpose: The proposed use after rezoning shall be retail use in the 1st floor, office use in the 2nd floor and artist live/work space on the 3rd floor. There will be one dwelling unit, no parking space provided, 3,000 sq. ft. for office space and 3,000 sq. ft. for the retail space, height is 44 feet.

NO. 19942 (32nd WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-308

Common Address: 2700-2718 N. Elston Avenue/2300-2326 W. Logan Blvd/2031-2325 W. Schubert Avenue

Applicant: 2700 Elston LLC and 2710 Elston Development LLC

Owner: 2700 Elston LLC and 2710 Elston Development LLC

Attorney: Tyler Manic Schain Banks

Change Request: M1-3 Limited Manufacturing/ Business Park District and Business Planned Development 1025 to Business Planned Development 1025, as amended

Purpose: The amendment to the BPD 1025 will include a 12,500 sf vacant parcel. The 12,500 sf parcel will contain 22 accessory parking spaces and a drive thru for a fast food restaurant. The remaining BPD 1025 is existing.

NO. 19928 (33rd WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-281

Common Address: 3214-3216 North Francisco Avenue, Chicago, Illinois

Applicant: Pius Newell

Owner: Pius Newell

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story residential building, at the subject site. The existing two-story building and detached garage – will be razed. The proposed new building will contain a total of six (6) dwelling units and will feature two (2) private outdoor decks, located above the 3rd Floor, which will be for the exclusive use of the resident of the building. There will be onsite parking for six (6) vehicles, provided in a detached garage, situated at the rear of the property. The proposed new building will be masonry in construction and measure 37 feet-0 inches in height (underside of the 3rd Floor ceiling).

NO. 19918-T1 (35th WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-269

Common Address: 4214 West Armitage Avenue

Applicant: 2315 Lockwood, LLC

Owner: Dickens Central Properties, Inc.

Attorney: Thomas S. Moore

Change Request: B1-1 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: The applicant seeks to construct a 4-story mixed-use building, 55.0' in height, with 2 commercial spaces on the ground floor and 6 residential dwelling units on the top 3 floors. One commercial space will be 980 sq. ft., the second space will be 1,055 sq. ft. There will be 10 on-site parking spaces at the rear of the property abutting the public alley, breaking out to 7 exterior spaces and 3 located in an attached private garage.

NO. 19915 (37th WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-265

Common Address: 428-30 North Laramie Avenue/ 5207-09 West Ferdinand Street

Applicant: By the Hand Club for kids

Owner: By the Hand Club for kids

Attorney: Sylvia C. Michas c/o Taft, Stettinius & Hollister LLP

Change Request: C1-1 Neighborhood Commercial District to C1-2 Neighborhood Commercial District

Purpose: The Applicant proposes to construct a 3-story addition, consisting of 36,800 sq. ft., to the building (53,200 sq. ft.) located at 402-16 N. Laramie Ave., in which an after school program conducted by Applicant and an existing elementary school operated by Applicant's lessee currently operate. Upon approval of the proposed zoning amendment, the properties located at 402-16 N. Laramie Ave. /5207-09 West Ferdinand St. /5200-12 West Kinzie St. will be combined into one (1) zoning lot. After the proposed building addition is completed, the building will consist of a total of 90,000 sq. ft. with an overall height of 45'-6". Twenty-two (22) existing on-site parking spaces will be available for occupants of the building.

NO. 19924-T1 (40th WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-277

Common Address: 5652 North Ashland Avenue

Applicant: 5652 N Ashland, LLC

Owner: 5652 N Ashland, LLC

Attorney: Nicholas J. Fikis, Law Offices of Samuel V.P. Banks

Change Request: RM4.5 Residential Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change to permit a new four-story, four (4) unit residential building. The new building will measure 46 feet-10 inches in height, and will be supported by four (4) onsite garage parking spaces.

NO. 19944 (42nd WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-328

Common Address: 151 W Illinois St/450-500 North LaSalle Street

Applicant: 430 North LaSalle, LLC

Owner: 150 S. Wacker Drive, Suite 3025

Attorney: Tyler Manic, Schain Banks Kenny & Schwartz, Ltd.

Change Request: DX-7 Downtown Mixed Use District to a Planned Development

Purpose: After rezoning, the building will be a 12 story commercial building with ground floor retail and 11 stories of office space above. The building will be 183.50 feet high. This is a transit served location. No parking spaces will be provided.

NO. 19923-T1 (43rd WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-276

Common Address: 354-358 West Dickens Avenue and 2103-2111 North Sedgwick Street

Applicant: Southport Avenue Properties LLC – Series 136

Owner: Southport Avenue Properties LLC – Series 136

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RM5 Residential Multi Unit District to RM-6 Residential Multi-Unit District

Purpose: The subject property is presently improved with three (3) three-story and one (1) four-story multi-unit residential buildings, which are conjoined, and – together, comprise a single unified housing complex. Original construction of the subject buildings dates back to 1906. There is presently a total of twenty-nine (29) dwelling units contained within the housing complex – between the four (4) buildings. The property and improvements, therefore, are non-conforming under the current Zoning Ordinance. The Applicant is seeking a zoning change in order to permit the rehabilitation and renovation of the existing housing complex, and each unit located therein. All of the proposed rehabilitation work will be to the existing facades and/or to the interior of the existing buildings. The rehabilitation plans does not call for the physical alteration or expansion of the existing buildings. The zoning changed is required in order to bring the existing non-conforming buildings into compliance, under the current Zoning Ordinance. There is, and will remain, zero (0) off-street vehicular parking, at the site. The existing buildings are, and will remain masonry in construction, with the tallest of the four (4) conjoined buildings measuring 45 feet-5 inches in height.

NO. 19919 (44th WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-270

Common Address: 1201 West Roscoe Street

Applicant: 1201 W Roscoe St, Chicago, IL, LLC

Owner: 1201 W Roscoe St, Chicago, IL, LLC

CArtorney: Thomas S. Moore

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-2 Neighborhood Shopping District

Purpose: The applicant wishes to install a commercial sign for the coffee shop, Two-Hearted Queen, on the exterior east wall, which is not permitted under current RT4 zoning. There is no planned construction, both the commercial space and 2 residential dwelling units will remain unchanged. The proposed use of the property after rezoning will be the same as the current use: a 2-story mixed-used brick building, 23' in height, with approximately 2,350 sq. ft. of commercial space on the ground floor and 2 residential dwelling units on the 2nd story. There is no parking on-site at the property.

NO. 19948-T1 (45th WARD) ORDINANCE REFERRED (1-23-19)
DOCUMENT #O2019-333

Common Address: 4900-4908 N Milwaukee Ave

Applicant: Michael Loukas

Owner: Michael Loukas, Georgia Loukas, Thanasi Loukas

Attorney: Paul A Kolpak

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: To construct a new four story, 31 dwelling units building with approximately 9870 Square Feet ground floor retail space and rooftop penthouse. There will be 9 parking spaces provided as this project qualifies as Transit Serve Location. The heights of the building will be 55 feet 0 inches.